

# **MINUTES**

## **South Carolina Real Estate Appraisers Board Meeting**

10:00 a.m., February 15, 2012  
Synergy Business Park  
110 Centerview Drive, Kingstree Building Room 105  
Columbia, South Carolina

**Wednesday, February 15, 2012**

### **1. Meeting Called to Order**

Terrence O'Brien, Chair, called the meeting of the Real Estate Appraisers Board to order at 10:00 a.m. Other members present for the meeting included, Carlton Segars, Andrew Johnson, Rhonwen Newton, and Joel Norwood.

Mr. O'Brien announced that the meeting was held in accordance with §30-4-80 of the South Carolina Freedom of Information Act by notice mailed to all requesting persons, organizations, and news media. In addition, notice was posted on the bulletin boards at the main entrance of the Kingstree Building.

Staff members participating in the meeting included Laura Smith, Acting Administrator; Tracey McCarley, Education Coordinator; Jamie Saxon, Advice Counsel; Rion Alvey, Deputy Director; Charlie Ido, Assistant Deputy Director; Andrew Rogers, General Counsel; Sharon Wolfe, Chief of Investigators; Tom Cullenan, Investigator,

### **2. Approval of Excused Absences**

Ms. King was not present for the meeting

### **3. Approval of Minutes – October 26, 2011 and October 31, 2011**

#### **MOTION:**

Mr. Segars made a motion to approve the October 26, 2011 minutes. Mr. Norwood seconded the motion, which carried unanimously.

#### **MOTION:**

Mr. Segars made a motion to approve the October 31, 2011 minutes. Mr. Norwood seconded the motion, which carried unanimously.

### **4. Administrator's Report**

#### **1. Licensure Update – Laura Smith**

Number of Licensees as of February 14, 2012

	<b>ACTIVE</b>	<b>INACTIVE</b>	<b>TOTAL</b>
APPRENTICE	188	0	188
LICENSED	259	33	292
CERTIFIED RESIDENTIAL	1128	50	1178
CERTIFIED GENERAL	913	17	930
LICENSED MASS	66	2	68
CERTIFIED RESIDENTIAL MASS	69	1	70
CERTIFIED GENERAL MASS	29	0	29
<b>TOTAL</b>	<b>2652</b>	<b>103</b>	<b>2755</b>

TEMPORARY PERMITS      ISSUED IN 2011 – 267      ISSUED IN 2012 – 25

2. Investigations & Enforcement Update – Sharon Wolfe provided members a report.

**Cases received January 1, 2011 through December 31, 2011**

**Case Statuses**

• Active Investigations	31
• Closed	5
• Do Not Open Cases	10
• Pending Board Action	13
• Pending Board Hearing	1
• Pending Drafting of Consent Agreement	1
• Pending Drafting FC	1
• Pending Investigation	2
• Pending IRC	1
<b>TOTAL</b>	<b>65</b>

**Cases closed January 1, 2011 through December 31, 2011**

• Closed	54
<b>TOTAL</b>	<b>54</b>

**Cases received January 1, 2012 – February 10, 2012**

**Case Statuses Received**

• Active Investigations	3
<b>TOTAL</b>	<b>3</b>

**Total Active Cases**

• Active Investigations	34
<b>TOTAL</b>	<b>34</b>

3. State Ethics Commission Form – Laura Smith reminded the members the deadline to report to the State Ethics Commission is April 15, 2012.

4. AMC Legislation Status – Mr. Segars – Representative Bill Sandifer met with the South Carolina Professional Appraiser Coalition. Mr. Segars reported that they had reached a compromise on a customary and reasonable fee section of the law with bankers, members of the Appraisal Institute, and National Government Affairs. The issues are proceeding and reporting favorably.

5. Appraiser Board Budget – Laura Smith provided the members with the budget for January 2012.

6. Palmetto Appraiser Newsletter Update – Chairman O'Brien reported that this newsletter is important in order to disburse information to appraisers. Mr. Segars also reported that the newsletter is critical aid of information to appraisers concerning improper actions and protecting the public.

**5. Unfinished Business**

Staffing Concerns – Charlie Ido, Assistant Deputy Director, thanked the Board members of a job well done. Mr. Ido reported on the progress of the interview process of filling the Administrator of the Appraisers Board.

Rion Alvey, Deputy Director, discussed the issues of staffing. He commented that the Administrator will be named, who will then choose the employee for the additional position of an appraiser and possibility of another investigator.

## **6. New Business**

1. Upcoming Changes to Appraiser Qualifications – Laura Smith provided the Board with documents. The Appraisal Foundation has made changes for qualifications. She commented on the specific changes that required for the regulations. She continued with the necessary changes for education requirements. Discussion ensued.

2. Approval of IRC Report

### **MOTION:**

Chairman O'Brien made a motion to enter in executive session. Mr. Norwood seconded the motion, which carried unanimously.

### **MOTION:**

Mr. Segars made a motion to return to public session. Mr. Norwood seconded the motion, which carried unanimously.

### **MOTION:**

Ms. Newton made a motion to approve the IRC Report. Mr. Johnson seconded the motion, which had one no vote – Mr. Norwood.

## **7. Public Comments**

There were no public comments.

## **8. Disciplinary Hearing**

### ***Sumer Hammond***

Ms. Hammond waived her right to counsel and presented no witnesses. A signed Memorandum of Agreement by the respondent was presented.

### **MOTION:**

Mr. Segars made a motion to enter into executive session. Mr. Norwood seconded the motion, which carried unanimously.

### **MOTION:**

Mr. Segars made a motion to return to public session. Mr. Johnson seconded the motion, which carried unanimously.

### **MOTION:**

Mr. Segars made a motion not to accept the Memorandum of Agreement stipulations. Mr. Johnson seconded the motion, which carried unanimously.

### **MOTION:**

Mr. Norwood made a motion to dismiss the case. Mr. Newton seconded the motion, which carried unanimously.

***(This proceeding was recorded by a court report in order to produce a verbatim transcript if requested in accordance with the law.)***

## **9. Adjournment**

Mr. Segars made a motion to adjourn. Mr. Newton seconded the motion, which carried unanimously.